



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for May 5, 2010 to Consider the Appeal of Brandt-Hawley Law Group on Behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve a SPARC Review for the Reynolds Ranch Commercial Development

MEETING DATE: May 5, 2010

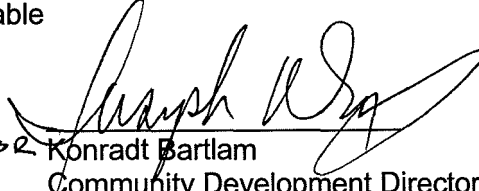
PREPARED BY: Community Development Director

RECOMMENDED ACTION: Set public hearing for May 5, 2010 to consider the appeal of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian regarding the decision of the Planning Commission to approve a SPARC review for the Reynolds Ranch Commercial Development.

BACKGROUND INFORMATION: Pursuant to Lodi Municipal Code Section 17.72.110 and 17.81.070, Charles and Melissa Katzakian filed an appeal regarding the decision of the Planning Commission on March 24, 2010, to approve a SPARC review of the proposed Reynolds Ranch commercial development. The appeal was filed in a timely manner and the appropriate fee was paid. The City Council may now set the matter for a public hearing to consider the appeal. It is recommended that the matter may be heard at the regularly scheduled meeting of May 5, 2010 along with the hearing that was set on March 17, 2010 for the same date that will hear the appeal filed by Charles and Melissa Katzakian for the Planning Commission approval of the Costco Use Permit and SPARC application.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable


For Konrad Bartlam
Community Development Director

KB/kjc

Attachments:

1. Planning Commission Resolution PC 10-07
2. Staff Report from the March 24, 2010, Planning Commission meeting
3. Draft minutes for the March 24, 2010, Planning Commission meeting
4. Appeal letter

APPROVED: 
Blair King, City Manager

RESOLUTION NO. P.C. 10-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF
THE REQUEST OF JENNIFER KRAUTER, RMB ARCHITECTS ON BEHALF OF SAN JOAQUIN
VALLEY LAND CO., FOR SPARC REVIEW OF THE PROPOSED REYNOLDS RANCH SHOPPING
CENTER LOCATED 322 EAST HARNEY LANE**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit and Site Plan and Architectural Review in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments; and

WHEREAS, an application was filed by Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA; and

WHEREAS, the project site is located at 322 East Harney Lane, more particularly described as Assessor's Parcel Numbers 058-130-17, 058-130-18, 058-130-19, portion of 058-130-16 and portion of 058-110-55; and

WHEREAS, the project site is zoned Planned Development 39; and

WHEREAS, the Project is consistent with all elements of the General Plan, and in particular, the following General Plan Goals and Policies:

- A. Land Use and Growth Management Element, Goal E, "To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share."
- B. Land Use and Growth Management Element, Goal E, Policy 7, "In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality."
- C. Land Use and Growth Management Element, Goal E, Policy 3, "The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways."

WHEREAS, the design and improvement of the site is consistent with all applicable standards adopted by the City. Specifically, the project has met the requirements of the Lodi Zoning Ordinance with particular emphasis on the standards for large retail establishments; and

WHEREAS, approval of the requested architectural drawings will allow the construction of a commercial buildings that will comply with the City's Zoning Ordinance and Building Code regulations; and

WHEREAS, the design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards; and

WHEREAS, the Community Development Department prepared an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA); and

WHEREAS, the Final EIR, including comments and responses to comments, was certified by the City Council on August 30, 2006; and

WHEREAS, an Addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. The approval of the proposed commercial development was considered as part of a previously approved EIR, whereby it was determined that there would not be significant impacts on the environment, cumulative or otherwise, provided mitigation measures were implemented.
2. No new impacts were identified in the public testimony that were not addressed as normal conditions of project approval in the Initial Study.
3. The project site is physically suitable for the proposed type of developed and proposed building configurations.
4. The development complies with the intent of the City development policies and regulations in that the General Plan, Goal E, Policy 3, which encourages increasing the tax base, creating employment opportunities for residents and attracting new businesses. The proposed commercial shopping center will also provide employment opportunities for residents.
5. The design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards.
6. The proposed development will be operated in a manner determined to acceptable and compatible with surrounding development in that conditions have been added that require the operator to maintain the property.
7. No variance from the Lodi Municipal Code is approved by this action.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that SPARC Application No. 10-SP-02 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this approval, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure areas as permitted by fire codes. No material shall be stacked higher than the height of any trash enclosure screen wall and gate.
3. All storage of cardboard bales and pallets shall be contained within the area designated for such use. No storage of cardboard or pallets shall be visible from public right the way.
4. Outdoor display and/or sale of merchandise shall be limited to the specific area for such display is approved by SPARC (marked as attachment A). At no time shall outdoor storage or display be allowed outside of the specifically approved area or within the parking area, drive aisle or required sidewalks and ADA path of travel of the center.
5. No seasonal, temporary or permanent outdoor storage or display of merchandise shall be permitted within the parking lot, except as otherwise permitted by the City through the special events review process.
6. The project proponent shall provide a trash enclosure or compactor for each building. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
7. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.

8. A minimum of two trash receptacles shall be placed at a customer entry to each building. Trash receptacles shall be a decorative, pre-cast concrete or metal type with a self-closing metal lid. Design of the receptacles shall be submitted with the building permit application for tenant improvements for review and approval by the Community Development Director.
9. The project proponent shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding residents and commercial uses would not be bothered and that loitering is not permitted.
10. No recreational vehicles, including trailers, shall be parked or stored overnight at the shopping center. Further, no vehicle, including trailers, shall be parked at the shopping center for the principal purpose of advertising or display. It shall be a *prim facie* violation if the advertising medium utilized on the vehicle is a sign, device, or structure separate from the vehicle, or if the sign or device is integrally affixed to the vehicle and the *copy* is readily changeable and such sign, device or structure *exceeds* nine *square* feet in area and the vehicle is parked on the business premises for which the advertising relates, or in reasonable proximity thereto, and the location of the advertising is reasonably calculated to direct an observer towards the business. It shall still be considered that advertising was the principal purpose of the parking, notwithstanding the fact that the vehicle is driven to and from the business premises on daily basis.
11. The owner shall maintain in good repair all building exteriors, walls, lighting, trash enclosures, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
12. Vending machines, video games, amusement games, children's rides, recycling machines, vendor carts or similar items shall be prohibited in the outside area of all storefronts. The storefront placement of drinking fountains and ATM machines shall be permitted subject to the review and approval of the Community Development Director.
13. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including the cornice, trim caps, and curbed canopy, and other elements approved by the Planning Commission. Any significant alteration to the building elevations as approved by the Planning Commission shall require approval by the Planning Commission.
14. The finished building shall be consistent with the plans approved by the Planning Commission and as conditioned herein.
15. All buildings shall comply with the requirements of Planned Development 39 zoning district and meet setback requirements. All buildings shall implement building elements and materials illustrated on the submitted elevation or otherwise consistent with the architectural theme presented on the submitted elevation of the major tenant building.
16. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the Lodi Planning Commission.
17. The proposed building must comply with all Planning Commission requirements; as well as the requirements of the Community Development, the Public Works, the Electric Utility and the Fire Departments; and all other utility agencies.
18. The location and details of the cart corrals within the parking lot shall be submitted with the building permit application for review and approval by the Community Development Director. Cart corrals shall be provided in the parking lot adjacent to buildings and distributed evenly throughout the parking lot rather than concentrated along the main drive aisle. In addition, physical measures to prevent the removal of carts from the property shall be provided. Such measures shall be submitted with the building permit application. Further, cart corrals shall be permanent with a design that is consistent with the theme of the Reynolds Ranch shopping center. Portable metal corrals shall be prohibited.

19. All signage shall be in compliance with a detailed Sign Program that shall be submitted to the Development Community Director for review and approval with the first building plan review. Said program shall require all signs to be individual channel letter at the standards provided by the zoning ordinance.
20. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.
21. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
22. All roof mechanical equipment and any satellite dish equipment shall be fully screened from ground-level view within 150 feet of the property.
23. The loading area shown in front of the plans shall be stripped and posted with "NO PARKING – LOADING ONLY" signs to the satisfaction of the Community Development Director.
24. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and copy kept at the Fire Prevention office.
25. A photometric exterior lighting plan and fixture specification shall be submitted for review and approval of the Community development Director prior to the issuance of any building permit. Said plans and specification shall address the following:
 - a) All project lighting shall be confined to the premises. No spillover beyond the property line is permitted.
 - b) The equivalent of one (1) foot-candle of illumination shall be maintained throughout the parking area.
 - c) All parking light fixtures shall be a maximum of twenty-five 25 feet in height.
 - d) All fixtures shall be consistent throughout the center.
26. Exterior lighting fixtures on the face of the buildings shall be consistent with the theme of the center. No wallpacks or other floodlights shall be permitted. All building mounted lighting shall have a 90-degree horizontal flat cut-off lens unless the fixture is for decorative purposes.
27. All exterior construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. No exterior construction activity is permitted on Sundays or legal holidays.
28. A reciprocal agreement for ingress, egress, and parking shall be executed between all parties within the proposed shopping center and that document shall be provided to the City prior to the issuance of a Certificate of Occupancy.
29. Sidewalks and parking lots must be kept free of litter and debris to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.
30. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount. The applicant shall provide, at minimum, 433 large parking lot trees to be distributed within the parking lot.

31. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
32. Project must receive and comply with all terms of the Cal Trans encroachment Permit necessary. Any conditions imposed by Cal Trans for the encroachment permit that result in site plan modifications shall be reviewed by City staff for consistency with Project approvals.
33. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.
34. The operation of the business shall comply with all applicable requirements of the Municipal Code.
35. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113).
36. Prior to any ground disturbance, the applicant shall notify the San Joaquin County Council of Governments (SJCOG, Inc), and shall schedule a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc.
37. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
38. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113). Specifically, Mitigation Measure 3.2.2 subjects the Reynolds Ranch development to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-effect at the time construction commences. The applicant shall pay, in accordance with the SJMSCP fee schedule, the fees based on the gross acreage of the overall Reynolds Ranch project as described above, and include all public use acreage as outlined in a "per acre" schedule to be prepared in cooperation with the developer, subject to the approval of the Community Development Director prior to the issuance of the next building permit within the project by the applicant or any subsequent property owner.
39. All ground level utilities shall be screened from public view. All screening shall be done using materials that are architecturally compatible with the buildings(s) or shall be screened by landscape
40. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this resolution.
41. This resolution does not constitute a complete plan check. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.

Community Development Department, Building:

42. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2007 California Building code.
43. Southwest Quadrant: It appears the following sites will require additional accessible parking spaces as required by CBC 1129B Table 11B-6
 - a) Major D & Major C providing 288 parking spaces 4 H/C parking spaces shown 7 H/C Parking Spaces Required.

- b) Shops 5, Shops 6a, Shops 6 providing 117 parking spaces 4 H/C parking spaces shown 5 H/C Parking Spaces Required.
 - c) Shops 7 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
 - d) Shops 8 providing 87 parking spaces 2 H/C parking spaces shown 4 H/C Parking Spaces Required.
44. Walkways and sidewalks along the accessible routes of travel (1) shall be continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 1/4" per foot side slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2007 CBC, Section 1133B.5. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2007 CBC, Section 1133B.8.5.
45. All entrances and exterior ground floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible route (complying with Section CBC 1114B1.2) to public transportation stops, to accessible parking and passenger loading zones and to public streets or sidewalks. All accessible routes are also required to comply with Detectable warnings at hazardous vehicular area CBC 1133B.8.5. Currently the partial site plans fails to show how any of the requirements will be achieved around the following buildings. Major B, Major A-1, Major, A-2, Major A-3, Major D, Major C and Drug 1.
46. Fire rated construction of walls and protection of openings shall be provided where required due to construction type, occupancy and location on property or proximity to other structures. 2007 CBC, Sections 702, 704.3, 704.8 and Tables 601, 602, 704.8

Public Works Department:

47. The applicant shall provide specifications and calculations for the Kristar Stormwater System. The Stormwater Development Standards Plan Worksheet must be provided before the issuance of the Building Permit.
48. Remove the eastbound stops located at the four-way stop just east of the Reynolds Ranch Pkwy and Rocky Lane intersection. By removing the stops at this intersection the traffic will have less of a chance to backup into Reynolds Ranch Pkwy.
49. The site must conform to the Stormwater Development Standards Plan (DSP) requirements. The DSP Worksheet must be provided before the issuance of the Building Permit.
50. Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.
51. The applicant shall provide a truck route for the entire site with the building permit plans for review and approval by the Public Works Department. The entrances shall be STAA Long truck compliant (see Highway Design Manual pg 400-11).
52. The applicant shall provide locations of all utilities throughout the site with the building permit plan for review and approval by the Public Works Department. Utilities along the truck routes must be protected.
53. All offsite improvements must be completed or substantially completed and bonded at or before the time of the first Certificate of Occupancy within the project.
54. Payment of the following prior to building permit issuance unless noted otherwise:
- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Habitat Conservation Fee.

- c. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

55. Payment of the following prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees
- b. Wastewater Capacity Impact Mitigation Fee.
- c. County Facilities Fees.
- d. Regional Transportation Impact Fee (RTIF).
- e. Water Treatment Facility Impact Mitigation Fee.

Electric Utility Department:

56. The project proponent shall prepare and submit legal description for easements for review and approval. Said legal description shall be submitted to the Lodi Electric Department, Electric Engineering Section.

57. Harney Lane street widening plans shall be submitted to the Electric Utility Department.

58. The applicant shall submit load calculations and Electric drawings to Electric Utility as part of a building permit process. Load calculations and Electric drawings are needed for service equipment location, PUE requirements, and service sizing. Should the load calculations and Electric drawings require a change of site plan, the Planning Department shall forward the site plan to the Planning Commission for review and approval.

59. The Developer shall pay for Electric Utility Department charges in accordance with the Electric Department's Rules and Regulations.

Dated: March 24, 2010

I certify that Resolution No. 10-07 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 24, 2010 by the following vote:

AYES:	Commissioners:	Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Mattheis

ATTEST: _____
Secretary, Planning Commission

Attachment:

A. Outdoor Display Area Plan



Reynolds Ranch ■ Highway 99 & Harney Lane
Lodi, California

Exhibit A: Outdoor Display Area



**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: March 24, 2010

APPLICATION NO: SPARC: 10-SP-02

REQUEST: Request for Planning Commission approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02).

LOCATION: 322 East Harney Lane. Approximately 15 acres located at the southwest corner of Harney Lane and State HWY 99.

APPLICANT: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC., 227 Watt Avenue., Second Floor., Sacramento, CA.

PROPERTY OWNER: San Joaquin Valley Land Company CO.,LLC, 1420 S. Mills Ave., Suite K, Lodi, CA 95242

RECOMMENDATION: Staff recommends the Planning Commission approve the site and architectural plan of the proposed Reynolds Ranch shopping center, subject to the conditions listed in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: NCC- Neighborhood Community Commercial.
Zoning Designation: Planned Development (39).
Property Size: Approximately 50 acres.

Adjacent General Plan, Zoning and Land Use:

	General Plan	Zone	Existing Conditions
North	NCC- Neighborhood Community Commercial.	Planned Development (39)	COSTCO site and further north are residences
South	NCC, community commercial and O –Office	Planned Development (39)	Vacant parcels and Blue Shield office.
East	GA, General Agriculture (San Joaquin County)	AG-40, Agricultural Uses (San Joaquin County)	State Highway 99, and east of that Agricultural, residential and cemetery uses.
West	NCC, community commercial and O –Office	Planned Development (39)	Agricultural Uses and east of that are residential uses within the Reynolds Ranch annexation.

SUMMARY

The project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. The proposed Reynolds Ranch

commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes. The primary use will be a Home Depot. Since the Planning Commission approved the COSTCO, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

BACKGROUND:

The Reynolds Ranch project was annexed in to the City of Lodi in 2006 as a mixed-use development. As part of the annexation process, an environmental impact report was prepared and certified, new General Plan and zoning designations were approved and a Development Agreement was signed. The development includes retail and residential uses, Public Park, fire station, self-storage facility, and the Blue Shield office complex, a major component of the development.

In the summer of 2008, the developer requested to amend previous approvals. Specifically, the developer requested a General Plan Amendment to increase the size of the commercial acreage from 40.5 acres to 75.6 acres and reduce the residential acreage from 96.6 acres to 78 acres. The applicant's request was first considered by the Planning Commission at its hearing of August 27, 2008 and continued to September 10, 2008. At that hearing, the Planning Commission approved the Vesting Tentative Map and recommended the City Council amend the General Plan for the Reynolds Ranch development. The City Council, acting upon the Planning Commission's recommendation for approval, amended the General Plan at their meeting of September 17, 2008.

On February 10, 2010, COSTCO Wholesale requested approval of a Use Permit to allow the sale of alcoholic beverages and approval of site plan and building elevation of the COSTCO Wholesale warehouse. At their regular hearing of February 10, 2010, the Planning Commission approved the COSTCO Wholesale's request for a Use Permit and SPARC application. The COSTCO Wholesale site is immediately north of the project site.

ANALYSIS:

Site Plan:

The project proponent requests approval of site plan and architecture of the Reynolds Ranch shopping center. The City's Zoning Code requires all plot plans for projects within the commercial zoning districts receive site plan and architecture review approval. Over time, this review has been done through the Use Permit process for shopping centers and through SPARC review for individual buildings. This item has been brought to the Planning Commission because it requires site plan and architecture review and approval. Since the Planning Commission approved the COSTCO warehouse, and since this project is within the same shopping center, staff feels the Planning Commission should review the site plan and architecture of the remainder of the shopping center to ensure consistency and architectural coherence.

The proposed Reynolds Ranch commercial development involves the construction of approximately 345,795 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 19 buildings of varying sizes (excluding the COSTCO building). The site layout places buildings close to streets and access points. The primary use will be Home Depot, which will occupy approximately 106,154 square feet of floor area, including approximately 28,086 square feet for a garden center. Two moderate sized retailers would be located on in the eastern portion of the center. Three moderately sized spaces ranging in size from 22,000 to 33,000 sq. ft. will be located southwest of the site (west of the proposed Home Depot). The remaining shell buildings will be distributed throughout the site and will range in size from 13,225 square feet to 3,200 square feet.

These buildings will be occupied by fast food franchises, sit-down restaurants, financial services/bank, professional/business services, and other retail sales and services.

The Home Depot warehouse proposes seasonal and permanent outdoor display and sales area. The proposed seasonal outdoor display and sales area would be located within the parking lot north of the building (10,000 sq. ft), a permanent outdoor storage area would be located within the parking lot west of the building (170 sq. ft), and permanent display area immediately outside of the building. The larger seasonal outdoor display and sales area would displace approximately 40 parking spaces while the western storage area would be permanent and would occupy 17 parking stalls (attachment C). The seasonal display and sales area would be for seasonal items such as Christmas trees, trees, plants, and nursery materials etc. The permanent outdoor display area would be for items such as propane, and promotional items.

In the past the City's Planning, Building, and Fire departments have all worked diligently with applicants on concerns regarding the location of outdoor display areas. Outdoor sale and display area often cause concerns regarding safety. Outdoor display and sale of items within a parking lot of a store disrupt traffic circulation, and force patrons to load their purchases within the fire lane whereby fire lanes could be blocked, which would threaten public safety by restricting emergency vehicle access. Further, items displayed in outdoor display and sales area often cause non-storm water flows and other deleterious materials to enter the storm drain system. The most effectively way to reduce non-stormwater discharges to the stormwater drainage system is to eliminate sources of pollutants. In addition, outdoor merchandise could spill out into the drive aisles and disrupt vehicle and pedestrian circulations patterns, thereby creating safety issues.

In the past the Planning Commission has approved similar requests for outdoor display areas, particularly for home improvement businesses such as Lowe's and Lodi Shopping Center. In both of those cases the approved outdoor display area is limited to the area immediately outside of the buildings. Outdoor display, storage or sale of merchandise within the parking lot has been explicitly prohibited. Staff recommends that conditions be placed on the proposed project to limit outdoor sales immediately outside of the building (similar to Lowe's) and no additional permanent or seasonal outdoor storage/display area be permitted, unless the design is made permanent with appropriate fencing, landscaping, etc.

Architecture:

The architectural theme of the shopping center is early agricultural style articulated by canopies, overhangs, wood type siding, recessed columns, metal roofing, red bricks, and tower elements. Additionally, there is a free standing arch element provided. Sample elevations are provided under Attachment D. The proposed colors for the Home Depot include shades of gray and silver, accented with awnings, metal roof and decorative architectural elements designed to break up the mass appearance. Although the proposed architectural design of the center is consistent with the building design standards and design elements established in the LMC 17.58 *Design Standards for Large Retail Establishments*, architectural design of the previously approved COSTCO building drastically differs from the remainder of the shopping center. Staff will work with both applicants to ensure architectural coherence for the site is achieved consistent with the municipal code and conditions placed on the COSTCO approval.

Signage:

The approval of project signage is not a part of the current review and would be subject to City of Lodi codes and requirements to ensure they complement the building architecture and landscaping. Signage applications and approvals would be completed separately. However, the applicants have illustrated the location and design of the signs they intend to use. All wall mounted signs will have to

be individual letters and no cabinet “canned” signs would be permitted. This would be consistent with previously approved shopping centers (condition #19). It is unclear at the moment if the project will include free standing signs. One free standing sign per shopping center is permitted under the LMC 17.63 *Signs*. A free standing sign will require a separate building permit and, if necessary, SPARC review and approval.

Traffic Circulation/Parking:

As shown the site plan, the primary access to the proposed shopping center is provided from Harney Lane via Reynolds Ranch Parkway. As shown on the site plan, the main entrance to the project parking lot is from the proposed signaled drive which intersects Reynolds Ranch Parkway. Three secondary access points are also provided from Reynolds Ranch Parkway, located further south. These access points provide satisfactory traffic circulation in and out of the shopping center.

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, buildings are located close to streets and parking is provided behind the buildings, which reduces the undesirable visual impact of the paved parking surface. Parking spaces are distributed around all buildings. The City’s large design standards for large retail establishments allows a maximum parking stalls five spaces for every one thousand square feet of building space. The proposed shopping center contains total of 345,795 square feet of tenant spaces. The proposed development allows a total 1,729 parking spaces (General Retail 5/1000), 1,728 spaces are being provided, which includes ADA compliant parking stalls for each building. Consistent with the COSTCO approval conditions and the existing Blue Shield development, parking lot light fixtures must be a maximum of twenty-five feet in height and no spillover beyond the property line will be permitted. This would ensure all light fixtures throughout the center are consistent. A condition has been added to require the applicant to provide a photometric plan prior to the issuance of building permits (condition # 25).

Landscaping:

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, landscaping requirements for these types of projects are one shading tree per four parking spaces, one large tree per 500 sq. ft. of open space, 25% of all trees must be 15 gal. or larger, 25% of all shrubs must be 5 gal. or larger, and groundcover must be provided where necessary. Landscaping must achieve minimum fifty percent shading requirement within five years of planting. The applicant has submitted a generic landscape plan, which calls for various large shade trees, smaller trees, shrubs and ground covers distributed throughout the parking. Given the size of the building, the project proponent is required to provide 433 larger shade (one tree per four stalls) distributed within the parking lot interior and additional one tree for every 500 sq. ft. open space. As shown the plans, the applicant provides 418 large parking lot trees and 353 open space shading tree. Supplementing the trees, there would also be a variety of medium to small shrubs, ground cover and special grasses for swale areas for the Home Depot parking lot. Conditions of approval require the applicant to provide additional parking lot trees to reduce island-heat effect and to meet the City’s standards (condition # 30). As shown the landscape palette, substantial amount of the proposed plant material for the new site would be drought tolerant and would use less water than other common species. The proposed irrigation system uses deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

Once site development and construction is completed, the proposed Home Depot alone will employ approximately 100 to 150 employees during three daily shifts (the store proposes to be open 24 hours a day, 7 days a week). The proposed development is consistent with the City’s General Plan and is an attractive addition to the City in that the proposed commercial development will provide much needed services to the City of Lodi, enhance the City’s economic viability, increase the tax base and provide employment opportunities for residents. The proposed development is in full

conformance with the applicable City regulations, including LMC Section 17.58 of the Municipal Code Design Standards for Large Retail Establishments. These standards were adopted in 2004 specifically to deal with the design of large scale retail establishments. The applicant's project meets or exceeded each of these standards as presented and conditioned. Therefore, staff is recommending that the Planning Commission approve this request.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published on March 13, 2010. 52 public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project. No protest letter has been received.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve with additional/different conditions
- Deny the SPARC request
- Continue the request

Respectfully Submitted,

Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Community Development Director

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan (including truck path and landscape plans)
- C. Color Elevation
- D. Resolution

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MARCH 24, 2010**

DRAFT

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of March 24, 2010, was called to order by Chair Cummins at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins

Absent: Planning Commissioners – Mattheis

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Assistant Planner Immanuel Bereket, and Administrative Secretary Kari Chadwick

2. MINUTES

“February 10, 2010”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, approved the Minutes of February 10, 2010 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Cummins called for the public hearing to consider the request for approval of a SPARC application concerning the Reynolds Ranch Shopping Center. (Applicant: Jennifer Krauter, RMB Architects on behalf of San Joaquin Valley Land Co., LLC. File No. 10-SP-02)

Director Bartlam gave a brief PowerPoint presentation based on the staff report.

Commissioner Olson asked if the Morse/Skinner Ranch is on a historical registry or if the owners have a State Historic Preservation Office (SHPO) Letter. Director Bartlam stated that it is on a federal registry.

Commissioner Kiser asked if the timeline for the Harney lane improvements is still going to be on schedule with the opening of the center. Director Bartlam stated that the off site improvements for Harney Lane are included in condition number 53.

Hearing Opened to the Public

- Dale Gillespie, applicant, came forward to answer questions. Mr. Gillespie asked to revise condition number 38 of the resolution which pertains to the Habitat Fees. He would like to create a schedule for the Community Development Director showing the fees for the roads and detention basin distributed evenly amongst all of the permits for the project.
- Commissioner Heinitz asked when the first planning for this project started. Gillespie stated that the planning of this project started in late 2005 early 2006.
- Kiser asked for clarification regarding the fees being distributed. Mr. Gillespie stated that for all of the public spaces he would like to have a schedule dividing those spaces evenly amongst all of the permits within the project area.
- Hennecke asked if there was a fee schedule already presented. Mr. Bartlam stated that the fee schedule that is referenced in the condition is the San Joaquin COG schedule. The fee

schedule that Mr. Gillespie is referring to is something he is going to be presenting. Mr. Bartlam stated that he will read into the record the proposed language at the appropriate time. Hennecke asked if this will impact the construction of the basin or other public spaces. Mr. Bartlam stated that the basin and pumping station were constructed at the time of the Blue Shield project. Mr. Gillespie added that it isn't the intention to have any of the fees frozen, just distributed evenly.

- Kiser asked if this is similar to what Manteca is proposing to help spur the economy. Mr. Bartlam stated that this is not similar. This is meant to be more of a fair share proposal for the entire project.
- Chair Cummins asked if there is a groundbreaking date set. Mr. Gillespie stated that possibly in July of this year.

Public Portion of Hearing Closed

- Commissioner Kiser stated his appreciation of the architecture of the project and recommends approval.
- Commissioner Kirsten stated that there are legitimate concerns regarding the traffic, but doesn't feel that there is anyone that would like to stand in the way of the project. He also feels that the traffic issues will get worked out in the end.
- Commissioner Hennecke asked to hear the revised verbiage for condition number 38. Mr. Bartlam stated that:
 - The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113). Specifically, Mitigation Measure 3.2.2 subjects the Reynolds Ranch development to participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCPS). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-effect at the time of construction commences. Prior to issuance of the first building permit for the Reynolds Ranch development, the applicant shall pay, in accordance SJMHCP fee schedule, for the construction and completion of the on site detention basin (9.93 acres), Reynolds Ranch Parkway (11.98 acres), pump station (.20 acre) and easement A (5.24 acres) the applicant shall pay in accordance with the San Joaquin Multi-Species Habitat Plan fee schedule the fees based upon the gross acreage of the overall Reynolds Ranch Project as described and include all public use acreage as outlined in a per acre schedule to be prepared with the developer which will be subject to the approval of the Community Development Director prior to the next building permit issuance within the project by the applicant or any other subsequent property owner.

MOTION / VOTE:

The Planning Commission, on motion of Kiser, Heinritz second, approved the request of the Planning Commission for a SPARC application concerning the Reynolds Ranch Shopping Center subject to the conditions in the Resolution. The motioned carried by the following vote:

Ayes: Commissioners – Heinritz, Hennecke, Kirsten, Kiser, Olson, and Chair Cummins
 Noes: Commissioners – None
 Absent: Commissioners – Mattheis

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam referenced the memo in the packet and stated that staff is available for questions. Mr. Bartlam added that the appeal that was filed on the Costco approval is set to go to the City Council on May 5th.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Director Bartlam stated that the General Plan is scheduled for adoption on the April 7th City Council meeting. Within the next thirty days a draft Housing Element should be ready for the Commission's review.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Commissioner Kirsten stated that the Committee met today and the donation of the "Right to Spring" sculpture may have hit a snag. The owner has decided to place some conditions on the donation that would place penalties on the project if it wasn't in place where they wanted it placed by a certain date. The owner also mentioned that the item is still for sale, so if the City doesn't act in time the donation could just go away.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Director Bartlam stated that the 700 Forms are due by April 1st in the City Clerk's office.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:35 p.m.

ATTEST:

Konradt Bartlam
Planning Commission Secretary

BRANDT-HAWLEY LAW GROUP

Environment/Preservation

Susan Brandt-Hawley

Chauvet House PO Box 1659
Glen Ellen, California 95442

Legal Assistant
Jeanie Stapleton

April 2, 2010

Mayor Phil Katzakian and
Members of the City Council
c/o Randi Johl, City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240
Cityclerk@lodi.gov

RECEIVED
2010 APR ~ 2 PM 2:32
CITY CLERK
CITY OF LODI

Subject: Appeal of Planning Commission Action of March 24, 2010
SPARC 10-SP-02
322 East Harney Lane; Reynolds Ranch Shopping Center

Dear Honorable Mayor Katzakian and Councilmembers:

On behalf of Charles and Melissa Katzakian, owners of the Historic Morse Skinner Ranch House on the Reynolds Ranch site, and Lodi Tomorrow, I appeal the referenced actions of the Planning Commission taken on March 24, 2010. This is filed within the 10 business day period required by the Municipal Code.

The original Reynolds Ranch approvals were based on a project description that stated in relevant part that "the proposed project would adaptively reuse the Morse Skinner Ranch House and water tower, a significant historic resource listed on the National Register of Historic Places and eligible for listing on the California Register of Historical Resources." The EIR analysis and project approvals always anticipated that the historic site would be adaptively reused in a manner compatible with the big box retail planned for the commercial site, such as a restaurant, following federal standards for rehabilitation and reuse.

Thus, the land use incompatibilities of continued residential use on the Reynolds Ranch site were not anticipated and have never been studied as required by the California Environmental Quality Act.

This discretionary site plan and architectural review approval of the

Reynolds Ranch SPARC Appeal

April 2, 2010

Page 2

Reynolds Ranch Shopping Center relies on the 2006 project description and EIR Supplemental environmental review is triggered by the developers' failure to comply with mitigations requiring protections of our historic property via conversion to commercial use.

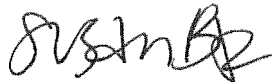
The Planning Commission's findings are not supported by substantial evidence, because the continued residential use of our historic property is not compatible with the commercial development on this site and was not studied in the prior EIR or Initial Study. The Home Depot, in particular, provides access directly to the rear of our residential property, and planned parking will substantially surround us. Our historic house remains in residential use, NOT adaptive reuse, and we have been given no viable alternative but to stay there.

We note that although we brought this problem to the Commission's attention last month relative to the Costco SPARC approval, the current staff report makes no mention of the historic Morse Skinner Ranch House or land use incompatibilities. The current application cannot be approved due to the removal of a key project component affecting our historic property. A supplemental EIR is required before you can consider approval of the Home Depot or other Reynolds Ranch commercial development.

We will provide further evidence and testimony at the appeal hearing.

Thank you.

Sincerely,



Susan Brandt-Hawley

cc: City Attorney Steve Schwabauer
Steve Herum



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY
LAW GROUP ON BEHALF OF CHARLES AND MELISSA KATZAKIAN
REGARDING THE DECISION OF THE PLANNING COMMISSION TO
APPROVE: 1. SPARC REVIEW AND USE PERMIT FOR COSTCO
WHOLESALE DEVELOPMENT; AND 2. SPARC REVIEW FOR
REYNOLDS RANCH SHOPPING CENTER AND HOME DEPOT

PUBLISH DATE: SATURDAY, APRIL 24, 2010

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, APRIL 22, 2010

ORDERED BY: RANDI JOHL
CITY CLERK

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at 2:30pm (time) on 4/22/10 (date) 2 (pages)
Phoned to confirm receipt of all pages at _____ (time) JMR _____ CF _____ MB (initials)



DECLARATION OF POSTING

**PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY LAW GROUP
ON BEHALF OF CHARLES AND MELISSA KATZAKIAN REGARDING THE
DECISION OF THE PLANNING COMMISSION TO APPROVE: 1. SPARC REVIEW
AND USE PERMIT FOR COSTCO WHOLESALE DEVELOPMENT; AND 2. SPARC
REVIEW FOR REYNOLDS RANCH SHOPPING CENTER AND HOME DEPOT**

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian regarding the decision of the Planning Commission to approve: 1. SPARC review and Use Permit for Costco Wholesale Development; and 2. SPARC review for Reynolds Ranch Shopping Center and Home Depot (attached and marked as Exhibit A) was posted at the following locations:

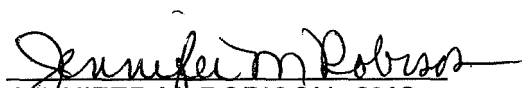
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

**PUBLIC HEARING TO CONSIDER APPEALS OF BRANDT-HAWLEY LAW GROUP ON
BEHALF OF CHARLES AND MELISSA KATZAKIAN REGARDING THE DECISION OF THE
PLANNING COMMISSION TO APPROVE: 1. SPARC REVIEW AND USE PERMIT FOR
COSTCO WHOLESALE DEVELOPMENT; AND 2. SPARC REVIEW FOR REYNOLDS
RANCH SHOPPING CENTER AND HOME DEPOT**

On Friday, April 23, 2010, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider appeals of Brandt-Hawley Law Group on behalf of Charles and Melissa Katzakian regarding the decision of the Planning Commission to approve: 1. SPARC review and Use Permit for Costco Wholesale Development; and 2. SPARC review for Reynolds Ranch Shopping Center and Home Depot, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 23, 2010, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 5, 2010

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

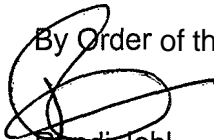
NOTICE IS HEREBY GIVEN that on **Wednesday, May 5, 2010**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) **Appeals of Brandt-Hawley Law Group on Behalf of Charles and Melissa Katzakian Regarding the Decision of the Planning Commission to Approve:**
1. **SPARC Review and Use Permit for Costco Wholesale Development; and**
 2. **SPARC Review for Reynolds Ranch Shopping Center and Home Depot**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

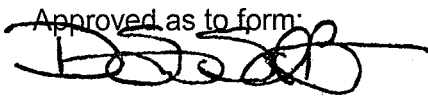
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Randi Johl
City Clerk

Dated: April 21, 2010

Approved as to form:



D. Stephen Schwabauer
City Attorney

OWNER	ADDRESS	CITY	STATE	ZIP
KATZAKIAN, CHARLES S & MELISSA	PO BOX 2484	LODI	CA	195241
ROBERT L & C W REYNOLDS FAM LL	23290 N PEARL RD	ACAMPO	CA	95220
SKINNER RANCH HOLDINGS LP	1420 S MILLS AVE SUITE L	LODI	CA	95242
SOUTH RIVER RANCH LLC	4920 E HOGAN LN	LODI	CA	95240
ROBERT & CAROLYN REYNOLDS ETAL	PO BOX 725	WOODBIDGE	CA	95258
MILLER, DONALD W & NANCY C TR	4071 E HARNEY LN	LODI	CA	95240
LOGAN, WENDELL & DORATHEA	311 E HARNEY LN	LODI	CA	95242
THAYER, WALTER A & JOANNE M TR	325 E HARNEY LN	LODI	CA	95240
MILLER, DONALD W & NANCY C TR	349 E HARNEY LN	LODI	CA	95240
MILLER, DONALD W & NANCY C TR	349 E HARNEY LN	LODI	CA	95240
	1610 L AMO BLVD APT	LAKEWOOD	CA	90715
WARREN, FRANK L & MAXINE	308 DRIFTWOOD DR	LODI	CA	95240
BUSTILLOS, ANDREW L & STACEY	314 DRIFTWOOD DR	LODI	CA	95240
HABER, BONIFACIO A JR & RIZALI	PO BOX 51525	PALO ALTO	CA	94303
KUMARI, VIJAY & SARITA	PO BOX 18085	SAN JOSE	CA	95158
SINGH, KASHMIR ETAL	2513 MERCATO LN	LODI	CA	95240
GAWEL, JASON & KIMBERLY	PO BOX 411	SEASIDE	CA	93955
AIELLO, KEN & JENNIFER	2506 MARANO LN	LODI	CA	95240
TROXCLAIR, CRAIG & ELIZABETH	2512 MARANO LN	LODI	CA	95240
LOPEZ, ROBERTO & GUADALUPE	2511 MARANO LN	LODI	CA	95240
MENDOZA, ELVIS O	2505 MARANO LN	LODI	CA	95240
BARAZON, LITA V	2504 VALLINI LN	LODI	CA	95240
ELECTRONIC MORTGAGE SERVICING	2756 E BIDWELL ST STE 300	FOLSOM	CA	95630
HERRERA, JESUS RAMIREZ & MARIA	2509 VALLINI LN	LODI	CA	95240
TROXCLAIR, CRAIG & ELIZABETH	2512 MARANO LN	LODI	CA	95240
MEZA, JOSEFINA ETAL	437 PORTA ROSSA WAY	LODI	CA	95240
EIGHT DIGITS LLC	6777 EMBARCADERO DR #3	STOCKTON	CA	95219
GAMA, JOSE	2450 MONTEBELLO WAY	LODI	CA	95240
WILSON, GERMAYNE ETAL	2458 MONTEBELLO WAY	LODI	CA	95240
YOUNG, GARVIN & STEPHANIE	1824 VICTORIA DR	LODI	CA	95242
KERLIN, DELRAY & CYNTHIA J G	1808 AUTUMN WAY	LODI	CA	95242
KHAN, JOHER M	1112 RIVERGATE DR	LODI	CA	95240
ROMAN CATHOLIC WELFARE CORP ST	1105 N LINCOLN ST	STOCKTON	CA	95203
DELTA PACKING COMPANY PTP	6021 E KETTLEMAN LN	LODI	CA	95240
FELKINS, JEANETTE L TR	23480 N DEVRIES RD	LODI	CA	95242

	Company	FirstName	LastName	Address1	City	State		
1.		Keith	Selleseth	2350 St. Anton Drive	Lodi	CA	95242	
2.		Senator Dave	Cogdill	1308 W. Main St., Suite C	Ripon	CA	95366	
3.		Anne M.	Cemey	900 W. Vine Street	Lodi	CA	95240	
4.		Ernest	Golladay	1924 Edgewood Dr.	Lodi	CA	95242-2305	
5.		Bertha	Castro	2912 Femwood Dr.	Lodi	CA	95242	
6.	Baumbach & Piazza, Inc.	Steve	Pechin	323 W. Elm Street	Lodi	CA	95240	
7.	CalTrans, District 10	Attn: IGR	Planning	P.O. Box 2048	Stockton	CA	95201	
8.	Coldani Realtors	Leonard	Bull	1806 W. Kettleman Lane	Lodi	CA	95242	X
9.	Lew- Garcia- Davis	Mr. Gary S.	Davis	P.O. Box 1033	Ceres	CA	95307-1033	
10.	Lodi District Chamber of Commerce			24 S. School St.	Lodi	CA	95240	X
11.	Lodi Improvement Committee			P.O. Box 3006	Lodi	CA	95241	
12.	Lodi Unified School District	Attn: Art	Hand Jr.	1305 E. Vine Street	Lodi	CA	95240	X
13.	San Joaquin county Assessor's Office	Attn: Debbie	Garretson	24 S. Hunter Street, Room 303	Stockton	CA	95202	
14.	S. J. county Planning Depart.			1810 E. Hazelton Avenue	Stockton	CA	95205	X
15.	Teichert Construction	Terry	Miles	PO Box 1118	Stockton	CA	95201	
16.	Western Real Estate News			500 S. Airport Blvd.	South San Francisco	CA	94080-9881	

	Company	FirstName	LastName	Address1	City	State	PostalCode	Minutes
					isco			

Kari Chadwick — sent e-Notification

Distribution List Name: Reynolds Ranch project

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Janna Scott	jannascott@yahoo.com
Mark Hogenhout	Mhogenhout@colliersparrish.com
Melissa Katzakian	chaskat@sbcglobal.net
Paula Fernandez	PJF@lodi.gov
Wally Sandelin	wsandelin@lodi.gov

Kari Chadwick - Sent e-Notification

Distribution List Name: Planning Commission

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Debbie Olson	Debbie.Olson@pacbell.net
Randy Heinitz	dhntzrdy@sbcglobal.net
Steven Hennecke	shenecke@pacbell.net
Tim Mattheis -Work	TM@wmbarchitects.com
Timothy Mattheis	tkmhome@sbcglobal.net

Kari Chadwick - Sent e-Notification

Distribution List Name: Planning Commission Agendas

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Connie O'Brien	cobrien@metrostudy.com
Crystal Kirst	ckirst@gmail.com
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Ted Deehr	tdeehr@surewest.net
Terri Lovell	tlovell@lodi.gov
Wes Reed	wreed@mve.net

Kari Chadwick - Sent e-Notification

Distribution List Name: SPARC Members

Members:

Keith Selleseth
Mitchell Slater
Reyes Jaramillo
Roger Stafford

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mslater@lodi.usd.net
ray-bridelands@yahoo.com
staf4ds@comcast.net